

In Re:  
SHARON SACKSCase No.: 17-11766  
Chapter: 7  
Judge: CMG

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**NOTICE OF PROPOSED PRIVATE SALE**

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Barry W. Frost \_\_\_\_\_, Chapter 7 Trustee \_\_\_\_\_, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: 402 East State Street  
Trenton, New Jersey 08608

If an objection is filed, a hearing will be held before the Honorable Christine M. Gravelle on June 13, 2017 at 10 a.m. at the United States Bankruptcy Court, courtroom no. 3, 402 East State Street, Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: Estate's 1/3 interest in 48 Ellen Street, New Brunswick, New Jersey

Proposed Purchaser: Manuel Cerdá and Lennox Cerdá

Sale price: gross sale price is \$245,000.00. Estate to receive 33 1/3% of net sale proceeds in the sum of approximately \$53,000 less adjustments, costs of sale and reimbursements.

Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Orrico Realty

Amount to be paid: \$12,250.00

Services rendered: marketing of the property and garnered an offer from the Buyers to purchase the estate's interest in the Property

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Brian W. Hofmeister

Address: 3131 Princeton Pike, Building 5, Suite 110, Lawrenceville, NJ 08648

Telephone No.: 609-890-1500

**Certificate of Notice Page 3 of 4**  
**United States Bankruptcy Court**  
**District of New Jersey**

In re:  
 Sharon Sacks  
 Debtor

Case No. 17-11766-CMG  
 Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
 Form ID: pdf905

Page 1 of 2  
 Total Noticed: 35

Date Rcvd: May 17, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 19, 2017.

db +Sharon Sacks, 14 Hamilton Drive, East Brunswick, NJ 08816-2709  
 aty +Law Firm of Brian W. Hofmeister, LLC, 3131 Princeton Pike, Bldg. 5, Suite 110, Lawrenceville, NJ 08648-2201  
 cr +Nissan Infiniti LT, Stewart Zlimen Jungers Ltd, 2277 Highway 36 W, Ste 100, Roseville, MN 55113-3896  
 acc +Speed Financial Services, 99 Morris Ave., Springfield, NJ 07081-1421  
 516617861 #+Bank Of America, Nc4-105-03-14, Po Box 26012, Greensboro, NC 27420-6012  
 516778558 Bank of America, N.A., Bank of America, P.O. Box 31785, Tampa, FL 33631-3785  
 516731710 Bank of America, N.A., PO Box 31785, Tampa, FL 33631-3785  
 516617863 +Bankamerica, 4909 Savarese Cir, Tampa, FL 33634-2413  
 516617866 Capital One, P.O Box 85619, Richmond, VA 23285-5619  
 516617865 +Capital One, Po Box 30285, Salt Lake City, UT 84130-0285  
 516723142 Capital One Bank (USA), N.A., PO Box 71083, Charlotte, NC 28272-1083  
 516617868 +Chase Card, Attn: Correspondence, Po Box 15298, Wilmington, DE 19850-5298  
 516617869 +Comenity Capital Bank/HSN, Po Box 182125, Columbus, OH 43218-2125  
 516617870 +Comenitybank/venus, Comenity Bank, Po Box 182125, Columbus, OH 43218-2125  
 516828755 Department Store National Bank, c/o Quantum3 Group LLC, PO Box 657, Kirkland, WA 98083-0657  
 516617874 +Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019-4620  
 516617875 +Nissan Motor Acceptance Corp/Infinity Lt, Nmac/Attn: Bankruptcy, Po Box 660360, Dallas, TX 75266-0360  
 516617877 Norris, McLaughlin, Marcus, P.A., 721 Route 202-206, Suite 200, P.O. Box 5933, Bridgewater, NJ 08807-5933  
 516727391 +Norris, McLaughlin & Marcus, P.A., 400 Crossing Boulevard, 8th Floor, Bridgewater, NJ 08807-2863  
 516617878 +Northland Group, P.O. Box 390905, Minneapolis, MN 55439-0905  
 516617879 Phillips & Cohen Associates, Ltd., Mail Stop: 848, 1004 Justison Street, Wilmington, DE 19801-5148  
 516617880 +Selip & Stylianou, LLP, 10 Forest Ave, PO Box 914, Paramus, NJ 07653-0914  
 516617881 +Synchrony Bank/ QVC, Attn: Bankruptcy, PO Box 103104, Orlando, FL 32896-0001  
 516617886 +The Bureaus Inc, 650 Dundee Rd, Ste 370, Northbrook, IL 60062-2757  
 516617887 +Visa Dept Store National Bank, c/o Philips & Cohen Associates, Ltd, Attn: Bankruptcy, Po Box 8053, Mason, OH 45040-8053

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: usanj.njbankr@usdoj.gov May 17 2017 22:20:43 U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534  
 smg +E-mail/Text: ustpregion03.ne.ecf@usdoj.gov May 17 2017 22:20:41 United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235  
 516690151 E-mail/Text: mrdiscren@discover.com May 17 2017 22:19:58 Discover Bank, Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025  
 516617871 +E-mail/Text: mrdiscren@discover.com May 17 2017 22:19:58 Discover Financial, Po Box 3025, New Albany, OH 43054-3025  
 516617872 E-mail/Text: cio.bnmail@irs.gov May 17 2017 22:20:13 IRS, PO Box 7346, Philadelphia, PA 19101-7346  
 516617876 +E-mail/Text: bnc@nordstrom.com May 17 2017 22:20:08 Nordstrom/td, Po Box 13589, Scottsdale, AZ 85267-3589  
 516617882 +E-mail/PDF: gecsedri@recoverycorp.com May 17 2017 22:16:00 Synchrony Bank/ TJX, PO Box 965064, Orlando, FL 32896-5064  
 516617883 +E-mail/PDF: gecsedri@recoverycorp.com May 17 2017 22:16:00 Synchrony Bank/Care Credit, PO Box 965064, Orlando, FL 32896-5064  
 516617884 +E-mail/PDF: gecsedri@recoverycorp.com May 17 2017 22:16:00 Synchrony Bank/Sams Club, c/o Selip & Stylianou, LLP, Po Box 965064, Orlando, FL 32896-5064  
 516617885 +E-mail/Text: bankruptcy@td.com May 17 2017 22:20:45 TD Bank, N.A., Attn: Bankruptcy, 32 Chestnut St, Lewiston, ME 04240-7799

TOTAL: 10

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

516617862\* +Bank Of America, Nc4-105-03-14, Po Box 26012, Greensboro, NC 27420-6012  
 516617864\* +Bankamerica, 4909 Savarese Cir, Tampa, FL 33634-2413  
 516617867\* Capital One, P.O. Box 30285, Salt Lake City, UT 84130-0285  
 516617873\* IRS, PO Box 7346, Philadelphia, PA 19101-7346  
 r ##+Orrico Realty, 415 State Highway 34, Colts Neck, NJ 07722-2523

TOTALS: 0, \* 4, ## 1

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.  
 While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

District/off: 0312-3

User: admin  
Form ID: pdf905

Page 2 of 2  
Total Noticed: 35

Date Rcvd: May 17, 2017

\*\*\*\*\* BYPASSED RECIPIENTS (continued) \*\*\*\*\*

Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 19, 2017

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 12, 2017 at the address(es) listed below:

Andrew M. Lubin on behalf of Creditor Bank of America, N.A. bkecf@milsteadlaw.com, alubin@milsteadlaw.com  
Barry Frost trustee@teichgroh.com, NJ94@ecfcbis.com  
Brian W. Hofmeister on behalf of Trustee Barry Frost bwh@hofmeisterfirm.com  
Denise E. Carlon on behalf of Creditor U.S. Bank National Association, as Trustee for Banc of America Funding 2009-FT1 Trust, Mortgage Pass-Through Certificates, Series 2009-FT1 dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com  
Robert C. Nisenson on behalf of Debtor Sharon Sacks rnisenson@aol.com, rnisensonlaw@aol.com;G2729@notify.cincompass.com;nisensonlaw@gmail.com  
U.S. Trustee. USTPRegion03.NE.ECF@usdoj.gov  
William M.E. Powers, III on behalf of Creditor Bank of America, N.A. ecf@powerskirn.com  
TOTAL: 7